

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 488

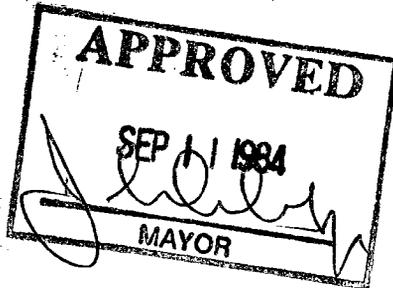
Approved September 11, 1984

RESOLVED, That His Honor the Mayor is hereby authorized to execute, pursuant to Ordinance Chapter 1982-53, approved August 12, 1982, a Deed of Conveyance to Evelyn Campbell, or nominee, of PO Box 5064, Jersey City, New Jersey 07305, of that certain Lot or Parcel of Land comprising of approximately 2,508 square feet of land, more or less, situated on Lot 143, as set out and delineated on City Assessor's Plat 54, situated along 227 Ocean Street, for the sum of Two Thousand Dollars (\$2,000.00) containing such terms and conditions as may be approved by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL
SEP 6 1984

READ AND PASSED

James R. Stravato PRES
Rose M. Moulton CLERK

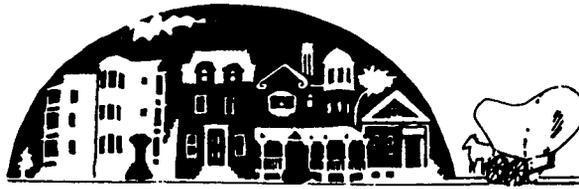


**THE COMMITTEE ON
CITY PROPERTIES**

**Approves Passage of
The Within Resolution**

John Mendonca
Clerk **Chairman**

August 22, 1984



S.W.A.P.

(STOP WASTING ABANDONED PROPERTY)

April 17, 1984

Mr. Andrew Annaldo
Chair of Properties Committee
c/o City Clerk
City Hall
Providence, R.I. 02903

Dear Mr. Annaldo:

Enclosed please find an offer of purchase for 227 Ocean Street. This offer is being submitted in accordance with Chapter 1982-53 #436.

Also enclosed is the affidavit on occupancy requested by Mr. Diplo of the City Solicitor's office. We would appreciate hearing from you as soon as possible on this matter. Please feel free to call if you have any questions.

Sincerely,

Andrea Prudence
SWAP Staff

439 Pine St., Providence, R.I. 02907
(401) 272-0526

FILED

APR 18 9 57 AM '84

DEPT. OF CITY CLERK.
PROVIDENCE, R. I.

OFFER TO PURCHASE

The undersigned Evelyn Campbell

hereinafter collectively referred to as Buyer(s) do hereby offer to purchase from the City of Providence, the following described parcel of real estate with all buildings and improvements thereon:

Address: 227 Ocean Street

Assessor's Plat 54 Lot 143

Said offer to Purchase is made under the following terms and conditions:

1. Said conveyance will be subject to plat restrictions of record and municipal regulations, if any.
2. The City of Providence will convey to Buyer(s) a deed to the premises conveying good and clear marketable title to the same, free from all encumbrances, except as hereinbefore stated on or before August 1, 1984.
3. The Buyer(s) agree to pay to the City of Providence the sum of \$ Two thousand dollars as consideration for the purchase of said real estate of which \$ Two hundred hereinafter called the binder, is to be paid at such time as the City of Providence accepts this offer, to purchase and the balance of \$ Eighteen hundred to be paid upon the delivery of the deed.
4. Personal checks without certification will not be accepted in payment of the purchase price, but, if for any reason the City of Providence shall refuse the tender of a certified check or the check of a bank, the Buyer(s) shall be allowed a reasonable time in which to make a tender in cash.
5. The City of Providence agrees to deliver to Buyer(s), at the time of delivery of the Deed, full possession of said premises, in the same condition in which they now are, reasonable use and wear or other unavoidable casualty excepted, and free of all tenants.

6. If the City of Providence shall be unable to give title and to make, convey and as hereinbefore provided, all payments made by the Buyer(s) under this agreement shall be refunded and all obligations of either party hereto shall cease, provided, however, that the Buyer(s), at their option may waive any defects and take such title as the City of Providence is able to convey, without reduction of the purchase price, and the acceptance of a deed and possession by the Buyer(s) shall be deemed a full performance and discharge hereof.

7. Upon default by the Buyer(s), the City of Providence shall have the right to retain the binder, such right to be without prejudice to the right of the City of Providence to require specific performance or the payment of other and further damages, or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.

8. Buyer(s) do hereby acknowledge that said real estate has been acquired by the City of Providence through the sale of said real estate by said City, for non payment of taxes. Buyer(s) further understand and acknowledge that court action has, or will be instituted by the City of Providence to foreclose the rights of redemption under the tax deed(s) held by said City of Providence. Buyer(s) also understand and acknowledge that it is the purpose of the City of Providence to foster the sale, renovation, and habitation of the real estate in question, and for such reasons, the City of Providence will require Buyer(s), upon delivery of the deed, to sign, execute and acknowledge an affidavit of occupancy, a copy of which is attached hereto and Buyer(s) covenant and agree to sign, execute, and acknowledge said affidavit at the time of delivery of the deed at closing.

9. This offer, shall be binding upon and enure to the benefit of the heirs, administrators, executors, successors and assigns of the Buyer(s).

10. The within offer shall be deemed to have been accepted under the terms and conditions herein set forth, by the passage of a resolution by the Providence City Council authorizing the within conveyance, and the acceptance by the City of Providence of the binder as herein set forth.

WITNESS our hands this 17 day of April
1984.

WITNESS:

Walter Gumer _____ *Queen Campbell*
BUYER(S)

BUYER(S)

EXTENSION

The time within which the parties may consummate this agreement may be extended up to and including _____,
19 .

BUYER(S)

BUYER(S)

CITY OF PROVIDENCE